



**DEPARTMENT OF HUMAN SERVICES
HOUSING AND COMMUNITY DEVELOPMENT
CORPORATION OF HAWAII**

LINDA LINGLE
GOVERNOR

NEWS RELEASE

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**STATE AWARDS DEVELOPERS TAX CREDITS AND LOANS TO BUILD
MORE AFFORDABLE RENTAL HOUSING UNITS**

HONOLULU – The Housing and Community Development Corporation of Hawai'i (HCDCH), working with the Lingle-Aiona Administration, has awarded a total of \$4.1 million in low-income state and federal tax credits and \$13 million in low-interest loans to six developers who will build new or preserve existing affordable housing units on Hawai'i, Kaua'i, Maui and O'ahu.

"There is a critical need for more affordable housing rentals throughout our state, and these partnerships with private developers will increase the housing inventory to help meet this long overdue need," said Governor Linda Lingle.

The six projects will provide a total of 323 affordable housing units for seniors and families. The developers are the 2002 Kinoole Limited Partnership in Hilo, the Hualalai Elderly Housing Phase 3 Limited Partnership in Hilo, the Hale Mahaolu Ehiku Limited Partnership on Maui, the Palehua Terrace 2 Limited Partnership in Honolulu, the Tusitala Limited Partnership in Honolulu and the Lihue Gardens Preservation L.P.

"The housing tax credit program and low-interest loans are important tools for facilitating development of affordable rental housing," said Stephanie Aveiro, HCDCH executive director. "These two programs have been and continue to be instrumental in creating quality housing at affordable rents."

Federal and state housing tax credits provide incentives to stimulate private sector investment, development and operation of affordable rental housing. Property owners can use the low-income housing tax credits to obtain a reduction in tax liability for 10 years. The low-income housing tax credit may be sold to an investor that is able to claim the tax credit.

Loans from the Rental Housing Trust Fund and the Rental Assistance Revolving Fund are administered by the HCDCH Board of Directors and are used for the construction, acquisition and/or rehabilitation of affordable rental housing. Applications for Rental Housing Trust Fund loans will be available October 8, 2004 and will be due January 7, 2005.

For more information, contact:
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**2020 KINOOLE SENIOR RESIDENCES
PROJECT SUMMARY**

APPLICANT:	2020 Kinoole Limited Partnership
PROJECT:	2020 Kinoole Senior Residences
LOCATION:	Hilo, Island of Hawaii, County of Hawaii
LAND TENURE:	Option to Lease
TYPE OF CONSTRUCTION:	New Construction Wood frame three (3) story multifamily residential building
NUMBER OF UNITS:	30 (29 one-bedroom units + 1 resident manager unit)
LENGTH OF AFFORDABILITY:	51 years
TARGET POPULATION:	Elderly
RENTS:	29 units at 50% AMGI (Tenants pay 30% of their household income as rent.)
AMENITIES AND SERVICES:	Picnic area, community meeting room, community garden
TOTAL DEVELOPMENT COST:	\$6,361,021
DEVELOPMENT COST PER UNIT:	\$212,034
HCDCH INVOLVEMENT:	
-Low-Income Housing Tax Credits: (per annum for 10 years):	Federal: \$434,971 State: \$130,491
-Rental Assistance Revolving Fund construction loan:	\$3,250,000

**HALE MAHAOLU EHIKU
PROJECT SUMMARY**

APPLICANT:	Hale Mahaolu Ehiku Limited Partnership
PROJECT:	Hale Mahaolu Ehiku
LOCATION:	Kihei, Island of Maui, County of Maui
LAND TENURE:	Lease (75 years, expires May 28, 2078)
TYPE OF CONSTRUCTION:	New Construction 3 story Garden Style Apartments in one building with elevator. Gross building area is 25,358 square ft.
NUMBER OF UNITS:	34 one-bedroom units
LENGTH OF AFFORDABILITY:	41 years
TARGET POPULATION:	Elderly
RENTS:	30 units at 60% AMGI (\$468 per month) 4 units at 30% AMGI (\$310 per month)
AMENITIES AND SERVICES:	Elevator, adjacent to adult day care center, senior community center.
TOTAL DEVELOPMENT COST:	\$5,819,872
DEVELOPMENT COST PER UNIT:	\$171,173
HCDCH INVOLVEMENT:	
-Low-Income Housing Tax Credits: (per annum for 10 years):	Federal: \$492,881 State: \$147,864

**HUALALAI ELDERLY HOUSING, PHASE 3
PROJECT SUMMARY**

APPLICANT:	Hualalai Elderly Housing Phase 3 Limited Partnership		
PROJECT:	Hualalai Elderly Housing Phase 3		
LOCATION:	Kailua-Kona, Island of Hawaii, County of Hawaii		
LAND TENURE:	Option to Lease		
TYPE OF CONSTRUCTION:	New Construction Three (3) single story wood framed buildings, consisting of two (2) fifteen unit residential buildings and one (1) common area building		
NUMBER OF UNITS:	30 one-bedroom units		
LENGTH OF AFFORDABILITY:	51 years		
TARGET POPULATION:	Elderly		
RENTS:	30 units at 50% AMGI (Tenants pay 30% of their household income as rent.)		
AMENITIES AND SERVICES:	Picnic area, community meeting room, community garden, large covered lanai		
TOTAL DEVELOPMENT COST:	\$5,948,000		
DEVELOPMENT COST PER UNIT:	\$198,267		
HCDCH INVOLVEMENT:			
-Low-Income Housing Tax Credits: (per annum for 10 years):	Federal:	\$449,970	
	State:	\$134,991	
-Rental Assistance Revolving Fund Construction Loan:			\$3,000,000

**PALEHUA TERRACE PHASE 2
PROJECT SUMMARY**

APPLICANT:	Palehua Terrace 2 Limited Partnership
PROJECT:	Palehua Terrace Phase 2
LOCATION:	Makakilo, Island of Oahu, City and County of Honolulu
LAND TENURE:	Fee Simple
TYPE OF CONSTRUCTION:	New Construction Two (2) story wood framed townhouses Six (6) residential buildings and one (1) community building 136 parking spaces
NUMBER OF UNITS:	56 two-bedroom units 8 three-bedroom units 64 total units
LENGTH OF AFFORDABILITY:	61 years
TARGET POPULATION:	Family
RENTS:	7 units at 30% AMGI 7 two-bedroom units at \$363 57 units at 60% AMGI 49 two-bedroom units at \$700 8 three-bedroom units at \$800
AMENITIES AND SERVICES:	Community room, Picnic area
TOTAL DEVELOPMENT COST:	\$12,335,800
DEVELOPMENT COST PER UNIT:	\$192,747
HCDCH INVOLVEMENT:	
- Low-Income Housing Tax Credits (per annum for 10 years)	Federal: \$675,151 State: \$202,545

**TUSITALA VISTA
PROJECT SUMMARY**

APPLICANT:	Tusitala Vista L.P.
PROJECT:	Tusitala Vista
LOCATION:	Waikiki, Island of Oahu, City and County of Honolulu
LAND TENURE:	Fee Simple (Option to Purchase)
TYPE OF CONSTRUCTION:	Mid-rise Apartment Includes 31 public parking stalls
NUMBER OF UNITS:	107 (99 one-bedroom units, 7 two-bedroom units, and 1 resident manager's unit)
LENGTH OF AFFORDABILITY:	61 years
TARGET POPULATION:	Elderly
RENTS:	11 units at 30% AMI 11 one-bedroom units at \$369 per month 95 units at 50% AMI 88 one-bedroom units at \$605 per month 7 two-bedroom units at \$710 per month
AMENITIES AND SERVICES:	Community room with kitchen, Picnic area, Elevator, Transportation, Private park/Victory Garden.
TOTAL DEVELOPMENT COST:	\$20,191,822
DEVELOPMENT COST PER UNIT:	\$188,709
HCDCH INVOLVEMENT:	
- Low-Income Housing Tax Credits: (per annum for 10 years)	Federal: \$1,166,071 State: \$349,821
- Rental Housing Trust Fund Project Award Loan:	\$2,431,662

**LIHUE GARDENS ELDERLY APARTMENTS
PROJECT SUMMARY**

APPLICANT:	Lihue Gardens Preservation, L.P.
PROJECT:	Lihue Gardens Elderly Apartments
LOCATION:	Lihue, Island of Kauai
LAND TENURE:	Fee Simple
TYPE OF CONSTRUCTION:	Acquisition only. The existing buildings are wood frame, slab on grade with wood panel exterior siding. Total of 7 buildings with 58 one-bedroom/one-bath units + office/laundry/meeting area built on 4.3 acres, 187,833 square feet lot.
NUMBER OF UNITS:	58 units 57 one-bedroom units + 1 resident manager unit
LENGTH OF AFFORDABILITY:	50 years
TARGET POPULATION:	Elderly
RENTS:	30 units @ 30% AMI 27 units @ 60% AMI The project is under contract with HUD for Project Based Section 8. In accordance with the Section 8 program, tenants pay only 30% of their household income. HUD's contract rent is at \$820 per month.
AMENITIES AND SERVICES:	Community Meeting Room, Common Laundry Facilities, Open Lawn and Garden Area.
TOTAL DEVELOPMENT COST:	\$4,415,000
DEVELOPMENT COST PER UNIT:	\$76,121
HCDCH INVOLVEMENT:	
- Rental Housing Trust Fund Project Award Loan:	\$4,415,000